

Illinois Anti-Predatory
Lending Database
Program

Doc#: 2234133270 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/07/2022 02:04 PM Pg: 1 of 6

Certificate of Exemption



Report Mortgage Fraud
844-768-1713

The property identified as: **PIN:** 16-22-405-033-0000

Address:

Street: 1626 S. Karlov Ave

Street line 2:

City: Chicago

State: IL

ZIP Code: 60623

Lender: Secretary of Housing and Urban Development

Borrower: Crystal S. Faraby

Loan / Mortgage Amount: \$37,831.37

This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 77/70 et seq. because the application was taken by an exempt entity or person.

Certificate number: 892996BA-9668-4308-9C37-1DCCE6935E13

Execution date: 11/20/2022

UNOFFICIAL COPY

After Recording Return To:
 LoanDepot
 ATTN: Document Control
 5465 Legacy Drive, Suite 200
 Plano, TX 75024

This Document Prepared By:
 Tracey DeLeon
 LoanDepot
 5465 Legacy Drive, Suite 200
 Plano, TX 75024

Parcel ID Number: 16224050330000

[Space Above This Line For Recording Data]

Loan No: 5000003037

MIN Number: 100853704002884313

FHA Case No.: 137-9671119-703

PARTIAL CLAIM MORTGAGE

THIS PARTIAL CLAIM MORTGAGE ("Security Instrument") is given this 7th day of **November, 2022**. The Mortgagor is **CRYSTAL S FARMER, UNMARRIED WOMAN**, whose address is **1626 S. KARLOV AVE, CHICAGO, IL 60623** ("Borrower"). This Security Instrument is given to the **Secretary of Housing and Urban Development**, whose address is **451 Seventh Street SW, Washington, DC 20410** (herein "Lender"). Borrower owes Lender the principal sum of **THIRTY SEVEN THOUSAND EIGHT HUNDRED THIRTY ONE AND 37/100 Dollars (U.S. \$37,831.37)**. This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for the full debt, if not paid earlier, due and payable on **September 1, 2052**.

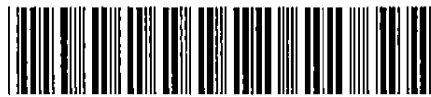
This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under Paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower mortgages, grants and conveys to Lender and Lender's successors and assigns, the following described property located in the County of **COOK**, State of **ILLINOIS**:

SEE ATTACHED LEGAL DESCRIPTION, EXHIBIT A

which has the address of **1626 S. KARLOV AVE, CHICAGO, IL 60623** ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against



* 5 0 0 0 0 0 3 0 3 7 *
 Illinois Partial Claim Mortgage
 8336 11/12



* 2 4 7 3 + 3 0 *

UNOFFICIAL COPY

all claims and demands, subject to encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal.** Borrower shall pay when due the principal of the debt evidenced by the Note.

2. **Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time of payment of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successor in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

3. **Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

4. **Notices.** Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless Applicable Law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to: **Department of Housing and Urban Development, Attention: Single Family Notes Branch, 451 Seventh Street SW, Washington, DC 20410** or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

5. **Governing Law; Severability.** This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

6. **Borrower's Copy.** Borrower shall be given one conformed copy of the Note and of this Security Instrument.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

7. **Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument. The notice



* 5 0 0 0 0 3 0 3 7 *
Illinois Partial Claim Mortgage
8336 11/12



* 2 4 7 3 + 3 0 *

(page 2 of 4)

UNOFFICIAL COPY

shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 7, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under Paragraph 4 of the Promissory Note, the Secretary may invoke the non-judicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12 U.S.C. 3751 *et seq.*) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided by the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to Lender under this paragraph or applicable law.

8. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs.

9. Waiver of Homestead. In accordance with Illinois law, the Borrower hereby releases and waives all rights under and by virtue of the Illinois homestead exemption laws.

10. Bankruptcy Discharge. If Borrower, subsequent to **November 7, 2022**, receives a discharge in a Chapter 7 bankruptcy, and there is no valid reaffirmation agreement of the underlying debt, Lender will not attempt to re-establish any personal liability for the underlying debt.



* 5 0 0 0 0 3 0 3 7 *

Illinois Partial Claim Mortgage

8336 11/12



* 2 4 7 3 + 3 0 *

(page 3 of 4)

UNOFFICIAL COPY

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument.

Crystal S. Faraby
CRYSTAL S FARMBY -Borrower

Date: 11/20/2022

_____ [Space Below This Line For Acknowledgments] _____

State of Illinois

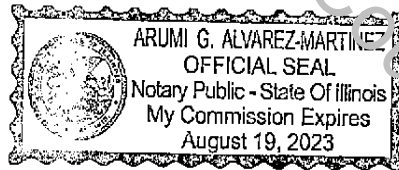
County of COOK

The foregoing instrument was acknowledged before me, a Notary Public on

November 20, 2022 by CRYSTAL S FARMBY.

(Signature of person taking acknowledgment)

My Commission Expires on 08-19-2023



* 5 0 0 0 0 3 0 3 7 *
Illinois Partial Claim Mortgage
8336 11/12



* 2 4 7 3 + 3 0 *

UNOFFICIAL COPY

Legal Description

LOT 17 IN BLOCK 3 IN REYEL'S AND LOEFFLER'S ADDITION TO CHICAGO, A SUBDIVISION OF LOT 1 IN SUPERIOR COURT PARTITION OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office